

Sean Dougherty
AVP, Contracts
CIT Rail



March 14, 2008

RECORDATION NO. 27413 FILED

Secretary
Surface Transportation Board
Washington, D.C. 20423

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SURFACE TRANSPORTATION BOARD

RE: AGRT02001

Dear Secretary,

Enclosed for recordation pursuant to the provisions of 49 U.S.C. Section 11301(a) is a Memorandum of Lease Agreement dated as of June 8, 2007, a primary document as defined in the Board's Rules for the Recordation of Documents.

The enclosed document relates to the Memorandum of Lease Agreement.

Lessee: B J B LLC d/b/a Agri-Trading
340 Michigan Street, SE
Hutchinson, MN 53501

Lessor: The CIT Group/Equipment Financing, Inc.
30 South Wacker Drive Suite 3000
Chicago, IL 60606

A description of the railroad equipment covered by the enclosed document is: Railcars within the series DBUX 250261-DBUX 250475 particularly set forth in the equipment schedule attached to this document.

A short summary of the document to appear in the index is: Memorandum of Railcar Lease.

Kindly return stamped copies of the enclosed document to the undersigned.

Best regards,

/s

Sean Dougherty
AVP, Contracts
CIT Rail

Enclosures

CIT RAIL
30 South Wacker Drive
Suite 3000
Chicago, IL 60606

t: 312.906.5785 f: 312.906.5833
sean.dougherty@citrail.com

MEMORANDUM OF RAILCAR LEASE

THIS MEMORANDUM OF RAILCAR LEASE dated as of this 8th day of June, 2007, is made by THE CIT GROUP/EQUIPMENT FINANCING, INC., a Delaware corporation, with an address at 30 S. Wacker Dr., Ste. 3000, Chicago, IL 60606 (the "Lessor"), and B J B, LLC d/b/a AGRI-TRADING, a Minnesota corporation, with an address at 340 Michigan Street, SE, Hutchinson, MN 553501 (the "Lessee" and, together with the Lessor, the "Parties").

KNOW ALL PERSONS BY THESE PRESENTS THAT:

WHEREAS, the Lessor and the Lessee entered into that certain Master Railcar Lease (the "Lease") dated as of June 8, 2007 covering the equipment listed on Schedule A hereto (the "Equipment").

WHEREAS, the Parties wish to show for the public record the existence of the aforesaid Schedule, the respective interests therein of the Parties and accordingly the Parties have caused this Memorandum to be executed by their respective duly authorized officers, as of the date first above written.

NOW, THEREFORE, for valuable consideration, the receipt and sufficiency of which are hereby acknowledged by each of the Parties hereto, by this instrument the Lessor hereby leases and confirms the lease of the Equipment to the Lessee in accordance with the terms and conditions of the Lease, and the Lessee confirms and accepts such terms and conditions, which are incorporated by reference as if fully set forth herein.

I certify that I hold the title set forth below, that this instrument was signed on behalf of the Lessor by authority of its Board of Directors and that I acknowledge that the execution of the foregoing instrument was the free act and deed of the Lessor. I further declare under penalty of perjury that the foregoing is true and correct.

THE CIT GROUP/EQUIPMENT FINANCING, INC.

By: JM Keasling
Name: JM KEASLING
Title: SVP - Leasing

I certify that I hold the title set forth below, that this instrument was signed on behalf of the Lessee by authority of its Board of Directors and that I acknowledge that the execution of the foregoing instrument was the free act and deed of the Lessee. I further declare under penalty of perjury that the foregoing is true and correct.

B J B, LLC d/b/a AGRI-TRADING

By: Nam
Name: Dale Baker
Title: CFO

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SURFACE TRANSPORTATION BOARD

Schedule A

Number of Cars		Equipment Description
25		25,000 through 27,000 gallon capacity tank cars, exterior coiled, insulated
1	DBUX	250261
2	DBUX	250266
3	DBUX	250269
4	DBUX	250274
5	DBUX	250286
6	DBUX	250287
7	DBUX	250295
8	DBUX	250308
9	DBUX	250320
10	DBUX	250323
11	DBUX	250326
12	DBUX	250334
13	DBUX	250337
14	DBUX	250338
15	DBUX	250339
16	DBUX	250367
17	DBUX	250394
18	DBUX	250395
19	DBUX	250398
20	DBUX	250399
21	DBUX	250418
22	DBUX	250448
23	DBUX	250453
24	DBUX	250454
25	DBUX	250475